

HUD-1
A. Settlement Statement
B. Type of Loan

U.S. Department of Housing
and Urban Development
OMB No. 2502-0285

1. FHA 2. FmHA 3. Conv. Unins. 4. VA 5. Conv. Ins.

6. File Number
16-19th Ave Bld

7. Loan Number
ID:

8. Morig. Ins. Case Num.

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.a.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: 1900 OFFICE BUILDING, LLC, a Florida limited liability company
Address of Borrower: 1902 SW 22nd Street, Miami, Florida 33145

E. NAME OF SELLER: 1031 Exchange Experts, LLC as QI for ELMO PROPERTIES, INC., a Florida corporation, Exchanger
Address of Seller: 2741 CORAL WAY, Miami, Florida 33145 TIN:

F. NAME OF LENDER:
Address of Lender:

G. PROPERTY LOCATION: 1902 SW 22ND STREET, Coral Gables, Florida 33145

H. SETTLEMENT AGENT: Tomas Kucera, P.A.
Place of Settlement: 255 University Drive, Coral Gables, Florida 33134 TIN: 25-0218011
Phone:

I. SETTLEMENT DATE: 5/1/16 DISBURSEMENT DATE: 6/1/16

J. Summary of borrower's transaction		K. Summary of seller's transaction	
100. Gross amount due from borrower:		400. Gross amount due to seller:	
101. Contract sales price	2,672,000.00	401. Contract sales price	2,672,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	22,057.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	2,694,057.00	420. Gross amount due to seller:	2,672,000.00
200. Amounts paid or in behalf of borrower:		500. Reductions in amount due to seller:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	1,144,100.58
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	206,167.38
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208. Tenant's Security Deposits (per Rent Roll Aff)	19,464.00	508. Tenant's Security Deposits (per Rent Roll Aff)	19,464.00
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/16 to 05/31/16	10,250.03	511. County taxes from 01/01/16 to 05/31/16	10,250.03
212. Rents (\$18.125) MAY '16 from 05/31/16 to 05/31/16	584.88	512. Rents (\$18.125) MAY '16 from 05/31/16 to 05/31/16	584.88
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	30,298.71	520. Total reductions in amount due seller:	1,380,566.67
300. Cash at settlement from/to borrower:		600. Cash at settlement from/to seller:	
301. Gross amount due from borrower (line 120)	2,694,057.00	601. Gross amount due to seller (line 420)	2,672,000.00
302. Less amount paid by/for the borrower (line 220)	(30,298.71)	602. Less total reductions in amount due seller (line 520)	(1,380,566.67)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Borrower:	2,663,758.29	603. Cash (<input checked="" type="checkbox"/> To <input type="checkbox"/> From) Seller:	1,291,433.33

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

Borrower's Initial(s):

T.O.

Seller's Initial(s):

AB

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AO386-C

GOVERNMENT
EXHIBIT

CASE
NO. 22-cr-20114-KMW

EXHIBIT
NO. 13-4

CRP-DOJ-0000248744

U.S. Department of Housing and Urban Development				Page 2	
700. Total Sales/Brokers' Com. based on price				\$2,672,000.00 @	% = 110.135.59
701.	110.135.59	% to	WATERFRONT INVESTMENT REAL ESTATE LLC	Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
702.		% to			
703.	Commission paid at settlement				110.135.59
704.		to			
801.		% to			
802.		% to			
803.		to			
804.		to			
805.		to			
806.		to			
807.		to			
808.		to			
809.		to			
810.		to			
811.		to			
901.		to	@	days	
902.		months to			
903.		years to			
904.		years to			
905.		years to			
1001.		months @		per month	
1002.		months @		per month	
1003.		months @		per month	
1004.		months @		per month	
1005.		months @		per month	
1006.		months @		per month	
1007.		months @		per month	
1008.		months @		per month	
1009.	Aggregate accounting adjustment				
1101.		to	Tomas Kucera, P.A.	2,350.00	
1102.		to	Tomas Kucera	350.00	
1103.		to			
1104.		to			
1105.		to			
1106.		to	Stephen L. Vinson, Jr. PA		1,250.00
1107.		to	Tomas Kucera, P.A.	8,750.00	
(includes above item numbers:)					
1108.		to	Old Republic Nat. Title/Tomas Kucera	8,265.00	
(includes above item numbers:)					
1109.	Lender's coverage (Premium):				
1110.	Owner's coverage (Premium): \$2,672,000.00 (\$9,255.00)				
1111.	Endorse:				
1112.		to			
1113.		to			
1200.	Government recording and transfer charges:				
1201.	Deed	\$27.00	Mortgage(s)	Releases	27.00
1202.	City/county taxstamps	Deed	\$12,024.00	Mortgage(s)	12,024.00
1203.	State taxstamps	Deed	\$16,032.00	Mortgage(s)	16,032.00
1204.	Affidavit	to Miami-Dade Clerk of Court			18.50
1205.		to			
1300.	Additional expenses:				
1301.	Survey S-12050	to	Miguel Espinosa Land Surveying, Inc.	1,200.00	
1302.	Wire Fee / Fader / Courier	to	Tomas Kucera, P.A.	125.00	75.00
1303.	Municipal Lien Search # 61379	to	Rapid Liens Inc.		350.00
1304.	Water - Acct No. 1653857200	to	Miami-Dade Water and Sewer		124.07
1305.	Water Hold	to	ELMO PROPERTIES, INC.		500.00
1306.	Open Invoices	to	City of Miami		2,588.42
1307.	Courier	to	Stephen L. Vinson, Jr. PA		105.00
1308.	Exchange Fee	to	1031 Exchange Experts, LLC		900.00
1309.	Additional expenses (See Attached Addendum)				1,000,000.00
(Enter on lines 103, Section J and 502, Section K)				22,057.00	1,144,100.58

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Tomara Devel 06/01/16 Borrower BB 6-1-16 Seller
Borrower Seller

The HUD-1 Settlement Statement which I have provided to a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

Tomas Kucera, P.A.
By: [Signature] 06-01-2016
As Its Authorized Representative Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

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HUD-1 SETTLEMENT STATEMENT ADDENDUM

FILE NUMBER:	16-19th Ave SW
NAME OF BORROWER:	1900 OFFICE BUILDING, LLC, a Florida limited liability company
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NAME OF SELLER:	1031 Exchange Experts, LLC as CI for ELMO PROPERTIES, INC., a Florida corporation, Exchanger
Address of Seller:	2741 CORAL WAY, Miami, Florida 33145
NAME OF LENDER:	
Address of Lender:	
PROPERTY LOCATION:	1902 SW 22ND STREET, Coral Gables, Florida 33145
SETTLEMENT AGENT:	Thomas Kucera, P.A.
Place of Settlement:	255 University Drive, Coral Gables, Florida 33134
SETTLEMENT DATE:	6/1/16
	DISBURSEMENT DATE: 6/1/16

Itemization of Additional HUD Line Items

Description	Prices	Borrower POC	Seller POC	Borrower	Seller
Exchange Proceeds	1031 Exchange Experts, LLC				1000000.00
	Total HUD Line 1309 Expense:	0.00	0.00	0.00	1,000,000.00

This addendum is attached to a HUD-1 Settlement Statement executed by the aforementioned parties and is attached to said HUD Statement for the purpose of itemizing expenses reflected on line 1309 of page 2 thereof.

Borrower's Initial(s):

T.O.

Seller's Initial(s):

P.O.

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